NOTICE OF EXEMPTION

From: Kern County Planning and Natural Resources Department
2700 "M" Street, Suite 100
Bakersfield, CA 93301

Project Title: Lot Line Adjustment No. 34-25

Project Location -- Specific: South and west terminus of Capistrano Court, south of San Juan Avenue

Project Location -- City: Bakersfield area

Project Location -- County: Kern

Description of Project: A Lot Line Adjustment between adjacent parcels.

Name of Public Agency Approving Project: KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

Name of Person or Agency Carrying Out Project: Dwayne & Patricia Roach By Wiley D Hughes Surveying

Exempt Status: Categorically Exempt, Section 15305 of the State CEQA Guidelines

Reasons Why Project Is Exempt: A minor Lot Line Adjustment that does not result in the creation of any additional parcels.

Contact Person: Brandy Acosta, Planner I ((661) 862-5012)

Date Received for Filing:

September 30, 2026

Craig M. Murphy, Director
Planning and Natural Resources Department

cc: Environmental Status Board
Applicant

LLA # 34-25
Location: Located on the south and west terminus of Capistrano Court, south of San Juan Avenue
Bakersfield Area – S.D. No. 1

CONDITIONS OF APPROVAL
(September 30, 2026)

(1) The final Lot Line Adjustment shall be in substantial conformance with the approved illustration.

(2) All parcels shall contain no less than the minimum area required by the adopted site zoning and shall comply with lot size and density requirements of the Western Rosedale Specific Plan. Existing zoning is E (1/2) RS (Estate – 21,780 square feet minimum – Residential Suburban Combining) which requires a minimum lot size of 21,780 square feet (net).

(3) Approval or conditional approval shall expire one (1) year from the date of approval of the Lot Line Adjustment. Extensions may be granted by the Director of the Kern County Planning and Natural Resources Department in accordance with Section 18.35.050.F.2 of the Kern County Land Division Ordinance.

(4) The appeal period pursuant to Section 18.35.050.D of the Kern County Land Division Ordinance shall be strictly adhered to.

(5) Prior to recordation of the Certificate of Compliance, the following requirements shall be complied with:

(a) The applicant, or the applicant's title company or agent, shall submit grant deed or deeds for the land proposed to be conveyed for the Lot Line Adjustment, in recordable form, and the Director of the Planning and Natural Resources Department has determined that the grant deed or deeds are in substantial compliance with the approved Lot Line Adjustment map, and that said grant deed or deeds contain the words "FOR PURPOSES OF LOT LINE ADJUSTMENT." In lieu of submitting the grant deed or deeds, the applicant's title company may issue a "Letter of Intent" to arrange simultaneous recording of deeds with the map.

(b) In cases where deeds of trust are affected by the adjustment, the applicant's title company shall prepare partial reconveyances and supplemental deeds of trust in substantial compliance with the approved Lot Line Adjustment and shall arrange for their concurrent recording with the Certificate of Compliance.

(c) The grant deed or deeds, partial reconveyances, and supplementary deeds of trust shall be recorded concurrently and shall constitute constructive notice of the adjustment.

(d) A guarantee of title, or a preliminary title report dated ten or less days prior to concurrent recording of deeds and Certificate of Compliance, has been issued by a title company authorized to do business in California, showing that all parties having any record title interest in the land to be subdivided, or any part thereof, including, but not limited to, leaseholders, lienholders, and owners of rights-of-way, showing the nature of each respective interest and reference thereto in the Official Records, by book and page, as of the date the Lot Line Adjustment is filed with the County for recording. In addition, the liability of such guarantee shall not be less than $1,000.

(e) Provide a Lot Line Adjustment map, prepared by a licensed surveyor or a registered civil engineer authorized to perform land surveying, legibly drawn in ink and accurately to scale on one sheet of reproducible paper or polyester base film 8 1/2 by 11 inches in size and including all of the following information:

1. Lot lines, dimensions, bearings and distances (if not an aliquot division), and areas of the original parcel(s) and proposed parcels.

2. Names, locations, and widths of all existing streets and roads on or bounding the original parcel and of all new access routes being proposed.

3. Scale of map (standard engineering scale), north arrow, and vicinity map.

4. The following statement shall appear on all maps to be recorded with the Certificate of Compliance:

"This map is provided for illustrative purposes only."

(f) Provide public on-site and off-site access to all parcels.

(g) All access roads shall be traversable by a standard passenger car with maximum grade of 15 percent. (Grading is not required, except as necessary to make roads traversable as aforementioned. Plans and profiles are not required.) Confirmation of traversability and maximum grade shall be provided by the Engineer/Surveyor.

(h) Obtain written approval of street names from the Kern County Planning and Natural Resources Department.

(6) The following note(s) shall appear on the Certificate of Compliance:

(a) All easements shall be kept open, clear, and free from buildings and structures of any kind pursuant to Chapters 18.50 and 18.55 of the Kern County Land Division Ordinance. All obstructions, including utility poles and lines, trees, pole signs, fences, or similar obstructions, shall be removed from the ultimate road rights-of-way. Compliance with this requirement is the responsibility of the applicant and may result in significant financial expenditures.

ADVISORY AGENCY
CRAIG M. MURPHY, Director
Planning and Natural Resources Department

NTG:bma

Kern County Public Works
Public Services BLDG

2700 M Street
Bakersfield, CA 93301
Phone: 661-862-8648

Thursday Sep 10 2026 04:17:23 PM

PLD25-00081

515566 County Clerk CEQA Posting	50.00
515566 Legal Description Check	416.00
515566 Electronic Permit Maintenance Fee	350.00
515566 Lot Line Adjustment	832.00

Total	**1,648.00**
Check 8245	1,648.00

Thank you for your payment.
Have a great day!

Received From: DARK ROCK, LLC
Receipt #: 1801RUP-20260910-13